



Albert Avenue, Balderton Newark NG24 3HE



welcome to

Albert Avenue, Balderton Newark

William H Brown are pleased to present this two bedroom mid terraced house in Balderton situated just two and a half miles from the market town of Newark on Trent, briefly comprising of two reception rooms, kitchen, shower room, two double bedrooms and a four piece bathroom.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Living Room

11' 11" max x 11' 11" max (3.63m max x 3.63m max)
Living room with living flame gas fire and surround, radiator, double glazed window to the front and uPVC door to the front of the property.

Dining Room

11' 11" x 11' 11" max (3.63m x 3.63m max)
Dining room with living flame gas fire and surround, radiator, double glazed window to the rear and storage cupboard.

Kitchen

11' 10" x 7' 1" (3.61m x 2.16m)
The kitchen offers a fantastic range of wall and base units with part tiling, gas hob, electric oven, extractor, sink and drainer, space for fridge/freezer and dryer and plumbing for washing machine. uPVC window to the side and uPVC door to the rear garden.

Shower Room

WC, Wash hand basin, Shower cubicle with mermaid board, Radiator and Extractor. Obscured double glazed window to the side.

First Floor

Landing

Bedroom One

12' max x 11' 11" max (3.66m max x 3.63m max)
Bedroom one has a beautiful original fireplace, radiator and double glazed window to the front. Access to loft space via hatch with loft ladder.

Bedroom Two

11' 11" x 11' 11" max (3.63m x 3.63m max)
Bedroom two has storage cupboard, radiator and double glazed window to the rear,

Bathroom

Modern fitted bathroom with tiled flooring, WC, Wash hand basin, Bath with mixer tap, Double shower cubicle with mermaid boarding, Heated towel rail and Extractor. Obscured double glazed window to the rear and hatch to additional loft space.

Outside

The front of the property offers on street parking.

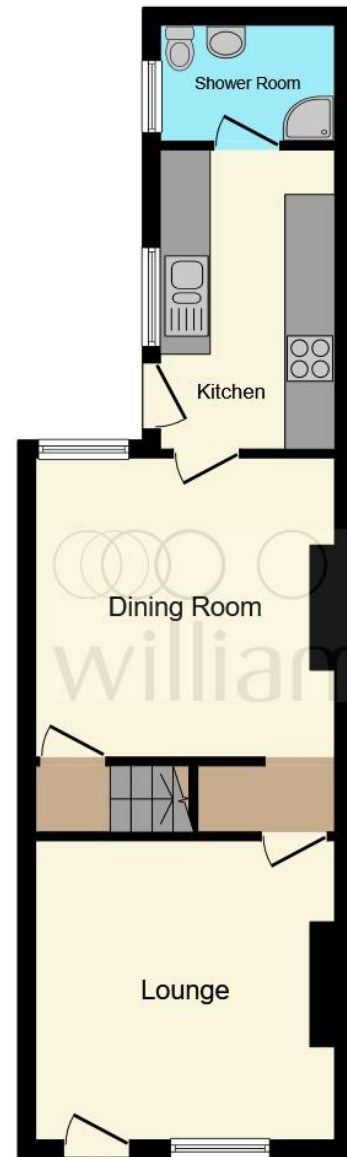
Rear Garden

To the rear there is a low maintenance enclosed garden which is private and offers two sheds and a beautiful acer tree.



view this property online williamhbrown.co.uk/Property/NWK105150





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Albert Avenue, Balderton Newark

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MID TERRACED HOUSE
- TWO BEDROOMS

Tenure: Freehold EPC Rating: C

guide price

£140,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWK105150](https://www.williamhbrown.co.uk/Property/NWK105150)



Property Ref:
NWK105150 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)